



GRASSROOTS
REALTY GROUP

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1406, 624 8 Avenue SE
Calgary, Alberta

MLS # A2330824



\$349,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Views! Views! Views! Perched on the top floor, this exceptional 2-bedroom, 2-bathroom condo offers breathtaking unobstructed south & east views of the Bow River, the mountains, the new Scotia Place, & historic Fort Calgary across the street at The Confluence. With two walls of floor-to-ceiling windows, natural light pours into the home while showcasing the spectacular views from nearly every room. The open-concept layout features industrial-inspired finishes, polished glazed concrete floors, & a stylish kitchen complete with grey quartz countertops, stainless steel appliances, & plenty of workspace. The spacious living & dining areas flow seamlessly onto the expansive L-shaped balcony, creating the perfect space to relax, entertain, or simply take in the incredible surroundings. The primary suite enjoys sunny south-facing views & features a 3-piece ensuite with quartz countertops & additional overhead storage. A second bedroom, a full 4-piece bathroom with quartz countertops, & convenient in-suite laundry complete the thoughtfully designed floor plan. Additional highlights include central air conditioning, a titled underground parking stall, & a separate storage locker. Residents enjoy outstanding building amenities, including a rooftop terrace with a fireplace & gardens, as well as a secure bike storage room complete with a repair station & wash bay. Perfectly located just steps from the Bow River pathway system, The Confluence at Fort Calgary, restaurants, & cafés, with easy access to the LRT, grocery stores, the downtown core, the Saddledome, & Calgary's exciting new entertainment district, this is inner-city living at its finest. Call today to book your private viewing!